

# ARCADA COMMUNITY ASSOCIATION AUGUST 2009 NEWSLETTER

The next Board of Directors board meeting will be **Wednesday August 12th, 6:45pm at the pool.**



**IMPORTANT!**  
Recently the swimming pool had to be closed for 24 hours due to feces escaping a child's diaper. Parents, **PLEASE** take every precaution when taking your child swimming. Use the swimmer diapers and a snug fitting bottom to avoid a mishap of this nature. It cost the association (YOU) \$150 to have the pool cleaned and sanitized after an occurrence and also causes a pool closure of 24 hours due to the cleaning chemicals.

Please be cautious while out in the community as there have been recent coyote sightings in the neighborhood. Do not leave pet food or trash outside that may attract unwanted guests. Keep a watchful eye on small pets and children!



Community information can be found at [arcadacommunity.org](http://arcadacommunity.org)

There you can find: Rules & Regulations, Architectural Polices, Parking Rules, Pool Rules, Architectural and Parking Permit applications.

You will also find Management contact information and monthly newsletters.

The CC&R's of Arcada Community provides that the association pay for all chimney and dryer vent cleaning on an annual basis. The cleaning of both chimney and dryer vents is a vital deterrent to possible fires. The association has contracted with Blodgett's Air Duct & Chimney Cleaning at a negotiated price and urges all resident to contact them ASAP to schedule their services.



Please note if you do NOT have this done you may become liable in the event of a fire or damages directly caused by excess lint or build up that you failed to have cleaned.

The board has also negotiated a special price rate for your air duct cleaning should you choose to have this done at the same time. But please note that the air ducted cleaning will NOT be paid by the association. ONLY the dryer vent and chimney cleaning will be paid for by the association.

Once the services are completed Blodgett's will bill the association directly for dryer vent and chimney cleaning.

The special rates for air duct vent cleaning is \$25 if you have it done at the same time as the chimney and dryer vent cleaning.

Normal price is \$35.

Homeowners must pay Blodgett at the time of service.

*Approximately only 50% of the community has taken advantage of this offer! The board strongly encourages homeowners to have this cleaning done. By doing so your home will be more energy efficient and save you money!*

Blodgett's Air Duct & Chimney Cleaning  
714-535-9456 or 714-535-7838

Any concerns should be forwarded to: **GOLDEN WEST PROPERTY MANAGEMENT**



Phone: (714) 220-5920



Fax: (714) 220-9327



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